

Shillingstone Neighbourhood Plan 2015 to 2031

This is the DRAFT plan, produced by Shillingstone Parish Council with the help of local residents. Please give us your comments and suggest what changes we need to make.

All the comments received will be considered and changes may be made to this Plan. It then gets sent to North Dorset District Council, who organise an Independent Examiner to check it. The Examiner may say further changes are needed, for example, to comply with national and locally strategic planning policies.

Local residents then get the final say – as a referendum will be held. It will be YOUR decision whether this plan is used to guide future planning decisions for our area.

June 2015 Consultation on options
August / September 2015 Consultation on this draft plan (as updated)
October 2015 Checking and making changes to the plan
November 2015 The plan and is sent to North Dorset District Council
December / January 2016 The District Council arrange the Independent Examination
February 2016 The Examiner advises whether any changes are needed to the plan and if it can proceed to referendum
March 2016 The District Council will organise the referendum. The plan is adopted if the majority of people who vote, vote “yes”



PAGE LEFT BLANK

Contents

Contents	i
About Neighbourhood Planning	1
What this Neighbourhood Plan affects	1
What area the Plan covers	1
The focus of this Plan – what it aims to achieve.....	2
How long the Plan will last	2
Who wrote the Plan	2
About our area	3
Size and location	3
Our community	3
Our environment.....	4
Local character	6
Local green spaces	6
Policy 1. Local green spaces	8
Policy 2. Rural lanes and tracks.....	8
Local designs	8
Policy 3. The character and design of new development.....	14
Important community facilities	15
Policy 4. Important community facilities	16
Locations for new development	17
The settlement boundary.....	18
Policy 5. Development within the settlement boundary	18
Housing types and sizes	19
Policy 6. Housing types and sizes	19
Possible development sites	20
Policy 7. Antell’s Haulage Yard (AH)	21
Policy 8. Land off Candy’s Lane (CAN).....	22
Policy 9. Land adjoining the Cobbles (COB).....	23
Policy 10. Hine Town Lane North of the Old Ox (HTL-N)	24
Policy 11. Land at the Old Ox (OX)	25
Policy 12. Hine Town Lane South of the Old Ox (HTL-S).....	26
Policy 13. Whitepit Farm buildings (WPF-B)	27
Policies Map	28

About Neighbourhood Planning

What this Neighbourhood Plan affects

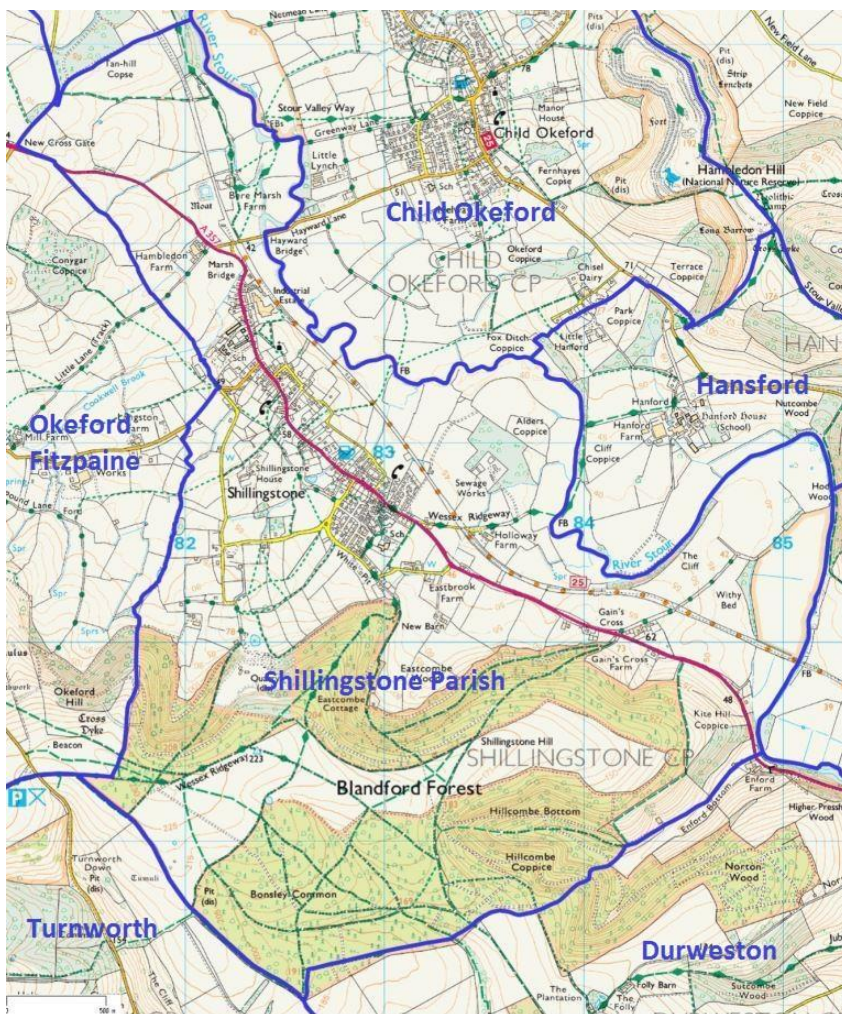
This Neighbourhood Plan doesn't change the need for new development to have planning permission. Any development that takes place will still go through the normal procedure of the developer putting in a planning application to North Dorset District Council, which local people and the Parish Council can comment on. But when the decision is taken, the decisions should follow the policies in this Plan and the Local Plan.

A Neighbourhood Plan is part of the development plan for the area, and sits alongside the local plan. Together they describe what types of building work or other development will generally be allowed and under what circumstances. They also say what uses or places should be protected, and why. The National Planning Policy Framework sets out over-arching requirements that both plans and development proposals need to follow.

Some changes are 'permitted development' if they are within certain limits (which vary depending on the type of change and the location). You can find out more about permitted development rights at <http://www.planningportal.gov.uk/permission/dynp>. Having a Neighbourhood Plan doesn't change the requirement to get Listed Building or other consents where these might apply.

What area the Plan covers

This plan and its policies cover the parish of Shillingstone, as shown on the following map.



© Crown copyright and database right.
All rights reserved (100050993) 2015

Development is defined in the Town and Country Planning Act 1990 as “the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land”

Map 1: Shillingstone Neighbourhood Plan Area

The focus of this Plan – what it aims to achieve

The main reason for preparing the plan was to **protect and enhance the character of Shillingstone**.

We know that changes will happen over the plan's period, whether or not we have a neighbourhood plan. We want to make sure that the development that happens here is what our village needs, to stay a thriving rural community. Shillingstone isn't a town, so people living here will still need to rely on Blandford for things like shopping and secondary schools. We don't plan to grow from a village into a town.

In essence, we want our village to remain a community, where people live, work, take their children to school, go for walks in the countryside, and where there are events and places for people to meet and socialise. And it is important to us that the place retains the character of a rural Dorset village, nestled in this beautiful river valley running between Shillingstone and Hambledon Hills. And that it happens in the right places and is designed to fit in well with our area.

Because there is national policy and guidance, and a Local Plan for the area, this Neighbourhood Plan doesn't need to cover those subject areas where it would have said the same thing these other documents say. So this is why the Neighbourhood Plan is much shorter, and focused on specific sites or issues for our area.

We have therefore focused on:

- Local character (specifically the importance of our local green spaces, our rural lanes and tracks, and the character and design of development)
- Important community facilities (such as the village hall, shop and pub)
- Locations for new development

How long the Plan will last

This Plan will last to the end of March 2031. However if necessary the Parish Council can review and update the plan earlier, following a same process of consultation, examination and referendum.

Who wrote the Plan

This Neighbourhood Plan has been prepared by local people to guide future decisions on planning in our parish. This process was overseen by the Parish Council, and supported by North Dorset District Council.

So when it talks about 'we' or 'our' we mean the people of Shillingstone. This document reflects the consensus of all local residents.

About our area

The following section describes the main findings from the research we undertook about the social, economic and environmental factors affecting our area.

Size and location

Shillingstone Parish is a rural parish which is 919 hectares (3½ square miles) in area. It lies in the Blackmore Vale area of North Dorset on the busy A357 Blandford Road, which broadly follows the valley of the River Stour. It is about mid-way between Sturminster Newton (4 miles away to the north-west) and Blandford Forum (5 miles away to the south-east).

Our community

The following data is based on the 2011 Census unless otherwise stated.

Population

There are 1,170 people living in the area, living in 479 households. There are more people in their 50s and 60s living here than average, and fewer people in their 20s and 30s.

The population is in generally good health, but slightly more people (22.9%) have difficulty with day-to-day activities compared to elsewhere in North Dorset.

Housing

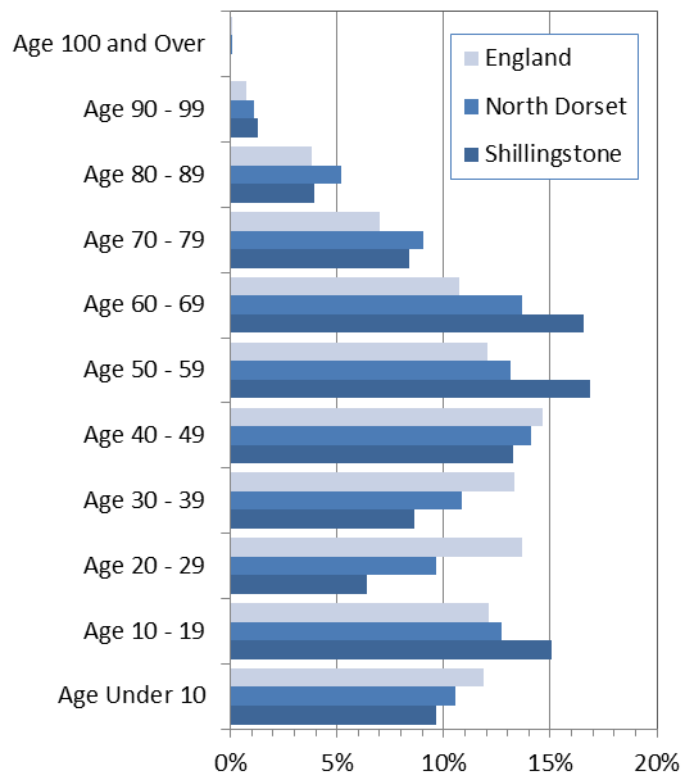
The average household size is 2.3 people (a fraction higher but not untypical of North Dorset). About one in every 18 homes is generally unoccupied (either vacant or a second homes) – slightly lower than average for the area. There are significantly more large (4 bedroom or larger) homes in Shillingstone than typical across North Dorset (these make up 31.1% of all homes, instead of about 24.9%).

Data on completions provided by the County Council shows that, for much of the time over the past 20 years, the average number of homes built has been between 2 and 3 homes a year. There was a particular ‘spike’ in housing between 2005 and 2008 when the Augustan Avenue Estate / Hambledon View developments were built, providing nearly 60 homes in a very short time.

The average house price in Shillingstone averaged for the last 5 years was £275,000 (based on 60 recorded sales recorded by the Land Registry). This compares to average house prices in Dorset and (more locally) Dorchester of around £260,000. This is not significantly different, and the slightly higher prices may be because of the larger house sizes in general.

Employment

According to the 2011 Census, about 24% of workers are self-employed, and about 11% of workers work at or mainly from home. Unemployment was slightly higher than average for Dorset. About half of people work in education, wholesale and retail trade, motor vehicle repair, construction, manufacturing or human health and social work activities. This is fairly typical for North Dorset, although elsewhere there are higher numbers working in public administration and defence.



Our environment

Landscape

The southern part of the parish around Shillingstone Hill lies within the Dorset Area of Outstanding Natural Beauty. This is a nationally protected landscape, and there is a duty placed on the planning authority to protect and enhance the special character of this area. The landscape character of this area ranges from chalk valley and downland around Shillingstone Hill, descending to rolling vales and valley pasture.

Wildlife

Within the parish there is one nationally important Site of Special Scientific Interest (Shillingstone Quarry), designated for its geological interest. Just outside the parish to the north-east is the Hod and Hambledon Hill Site of Special Scientific Interest. This is lowland chalk grassland on the slopes of the ramparts of an ancient fort. There are also various sites of local nature conservation importance within the parish, including traditional orchards, areas of deciduous and ancient woodland, lowland chalk grassland, and lowland wet grassland (in the floodplain).

Historic features

There are 22 Listed buildings or structures, all of which are Grade II with the exception of the Church Of The Holy Rod (which is Grade I), and all of which are within the village and Conservation Area boundary. Most are buildings (houses or cottages), but the village cross and K6 telephone kiosk are also Listed. There are also four scheduled monuments:

- the medieval cross base 150m south of Holy Rod Church, within the village itself
- the moated site 130m west of Bere Marsh Farm about 400m north of the village
- two bowl barrows west of Bonsley Common on the very edge of the parish, and
- the cross dyke on Okeford Hill which falls partly in the next parish.

Just over 1km outside the Neighbourhood Plan area, Hambledon Hill is described as one of the best preserved and most notable Iron Age hill forts in Great Britain, and one of the best preserved Neolithic landscapes in Europe. Hod Hill, and adjoining hill fort, is similarly scheduled as an ancient monument, and continues the history of occupation up to the Roman Conquest.

There are a significant number of non-scheduled monuments in the parish. Most of them are associated with the medieval village structure, including allotments and orchards. Further out from the village there are various chalk pits and lime kilns recorded around Shillingstone Hill, and evidence in this



Map 2: Major Environmental Constraints

area of a Romano-British settlement and historic and prehistoric field systems (the latter mainly in the adjoining parish around Turnworth Down).

Flooding and Sewage

The River Stour flows through the parish (marking the north-east border for much of its length) and there is flood plain to either side. This is kept within the area north of the railway with the exception of the area around Marsh Bridge, where it extends up the Cookwell Brook (a tributary of the Stour). In addition there are areas subject to surface water flood risk, notably from off Shillingstone Hill and through the village (around Pepper Hill and across and along the main road and recreation ground). Surface water run-off from Okeford Hill tends to join with Cookwell Brook and Lawsbrook. The area round Hambledon Farm is also affected by surface water flooding.

There is a sewage treatment works to the north of the railway close to Holloway Farm.

Farmland

The farmland around Shillingstone is a mix of agricultural grades, including a significant area of Grade 2 (very good) category land, adjoining an area poor quality (Grade 4) alongside the river. The remaining area is Grade 3 (moderate) quality.

Traffic

The 2006 parish plan described the village as “dominated by the main road, which tends to divide the village rather than link it”. This remains true today. The volume and speed of heavy traffic together with narrow pavements makes walking or cycling unattractive. There have been two fatal collisions along this stretch of road in the past 5 years (not in the village itself), and 7 less serious collisions recorded. We are lucky that there are alternative routes along quiet back lanes and well maintained footpaths around the village.

Local character

Shillingstone will change over the next 10 years, and we hope these changes will bring real benefits to our community. However, there are some places and spaces in the area that we all appreciate and would not want to see them lost or diminished because of new development.

Some places, such as local wildlife areas and historic buildings, are well protected through the Local Plan policies. But there are local green spaces and views that don't have a specific 'designation'. So this plan identifies these spaces for protection.

Similarly although much of the area is covered by Conservation Area designation, there has been no design policy or conservation area appraisal to guide development to enhance its character. Our Neighbourhood Plan fills this gap by providing guidance on what makes good design in our local context.

Local green spaces

Within the parish there are public and private green spaces that greatly contribute to the character of the village. We have decided to designate the most significant of these as "local green spaces". This is stronger protection than the Important Open and Wooded Area policy protection given in the 2003 Local Plan, and their protection should last beyond the plan period. For this reason, we can only designate spaces where we feel confident that, when the Plan is reviewed, there will be much better places around the parish that could be built upon.

Seven local green spaces have been identified as part of this Plan's preparation, for the reasons listed below. Their extent is shown on Map 3.

Ref	Description	Importance	Size
LGS-HRC	Land surrounding Holy Rood church	Setting of church and highpoint of village	4.8ha
LGS-CAN	Green space off Candy s Lane	Green link to countryside, part of rural character of Hine Town Lane	0.4ha
LGS-POR and LGS-MAN	Land adjoining Portman Hall; wooded area adjoining Manor House	Green gap along main road linking to countryside either side, part of local character	0.7ha
LGS-COB	Land west of The Cobbles	Important green link from main road to countryside, including attractive pond area, part of local character	1.5ha
LGS-REC	Shillingstone Recreation ground	Important recreation ground for community, in public ownership	3.3ha
LGS-LAW	Land adjoining Lawsbrook	Attractive parkland edge between the village and AONB	3.6ha

The link from the Old Ox to Hine Town Lane was also considered as important to the local character of the village. Development is considered appropriate on the site, provided it preserves a green corridor linking from the main road to Hine Town Lane, thereby providing both a visual green link and public footpath through the site. For this reason it has not been included as a Local Green Space, as the exact extent of the green corridor has yet to be defined.



Map 3: Designated Local Green Spaces and Rural Lanes and Tracks

Policy 1. Local green spaces

Local green spaces, as shown on the Policies Map, are to be protected from development that would detract from their undeveloped character.

We cannot designate large areas of countryside as local green spaces – this designation is only intended for local spaces that are reasonably close to the community they serve.

The rural nature of the village was a theme that came up in the parish plan and our consultations, as something we all appreciate and want to retain. Particularly notable is the rural character of the network of lanes and tracks that connect from the A357 around the village and out to the nearby villages of Child Okeford and Okeford Fitzpaine. Their extent is broadly indicated on Map 3.

The rural lanes do not have pavements, and it would be wrong to create urban pavements in these locations – so any vehicular traffic should be managed in a way that it can be shared with people walking or cycling, or if a separate walkway / cyclepath is to be provided this should be rural in character. The tracks should remain as tracks without the addition of any regular vehicular traffic or street lighting.

Policy 2. Rural lanes and tracks

Development that would noticeably detract from the rural character of the lanes and tracks around the village and into the countryside will not be supported.

Local designs

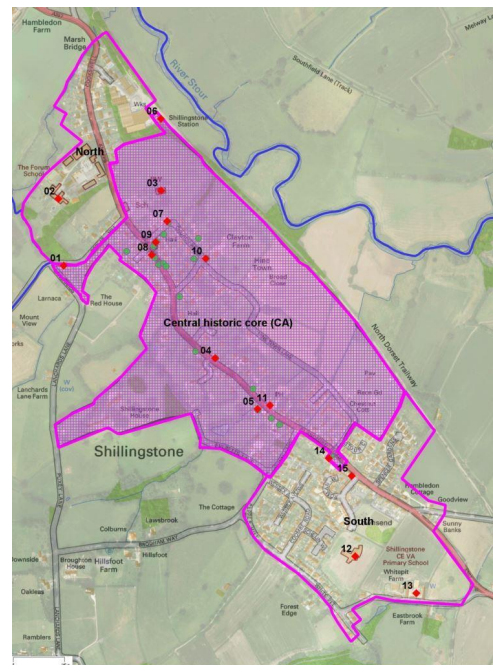
An assessment of the built form of different parts of the village has identified three different character zones in Shillingstone. These character zones represent areas that share similar characteristics. The three zones are as follows and are described in the sections below:

1. North Shillingstone (outside the conservation area)
2. Central historic core (the Conservation Area)
3. South Shillingstone (outside the conservation area)

North Shillingstone character zone

The approach to the village from the north is along the A357 bordered by attractive undulating farmland. The entrance to the village is at present somewhat unattractive. Derelict rough ground alongside the old brick railway bridge and embankment, and near the Cookwell Brook road bridge together with a motorway style crash barrier does not enhance the village. Part of this area is now a car park for the railway and it is hoped that the rest will be tidied, landscaped and planted.

This northern area was once a separate hamlet, Cookswell; the stone, brick and flint Victorian terrace on the north-west side of the road and backing on to the Cookwell Brook survives, together with a Victorian industrial building, previously a creamery. At the rear is a modern industrial estate occupies what was the station yard. The brick and slate built railway station of 1863 has been restored and replicas of ancillary buildings such as the signal box, together



Map 4: character zones



with re-laid track are part of the ongoing station project. Most of the track bed is now a public trailway linking both ends of the village and connecting to Blandford and Sturminster Newton. From here there are extensive views across the Stour valley, and the railway, landscape and heritage are an important tourism asset.

On the east side a small recent housing development is in traditional cottage style, partly thatched. D J’s Motors has outline planning permission for replacement with 9 new dwellings. Continuing south on both sides of the road are mostly detached houses and bungalows from the 60’s onwards. These are constructed of various materials and to differing designs, and are well set back from the road.

Towards the war memorial at the top of the hill on the west side is Forum School surrounded by its extensive grounds. From the roadside many mature trees hide the main house and later ancillary buildings. The main playing field is bounded by a stone retaining wall alongside the road, and mature trees on two other sides, with views through to open country on the other. The house, built in rendered brick with numerous timber sash and casement windows, is particularly important. Formerly the Grange, this, the largest house in the village, was built in Arts and Crafts style in 1904 by the renowned architect C E Ponting, most of his other work being ecclesiastical.

Most of the building in this northern zone has no unifying or distinctive character. Most buildings are 1 or 2 storeys in height, with a mix of building types, styles and forms. Materials include red brick and flint on vernacular buildings and non-distinctive brick and render under concrete pan tiles on 1960/70s dwellings. Windows are mainly wooden or PVC casement styles. Between the houses on both sides of the road are many views through to open countryside to the west and east.



<i>Overview</i>	<i>Landmark buildings</i>	<i>Locally distinctive features</i>	<i>Negative features</i>
North Shillingstone character zone	Shillingstone railway station (06) The Grange (Forum School) (02)	Generally modest sized buildings both residential and other uses, with sufficient green spaces for mature trees and hedgerows, providing a semi-rural feel	Northern entrance to the village is unremarkable

Central historic core character zone

The central zone follows the boundary of the village conservation area. The main road coming from the north crests the hill at the stone built Church Centre on the east. This was the Victorian Village School, set in front of the Grade 1 Listed Church of the Holy Rood and its wooded churchyard. These significant buildings are set in extensive pastureland occupying the highest part of the village, commanding extensive 270 degree distant views as far as Alfred’s Tower and along the River Stour and across to Hambledon and Hod Hills.

Opposite the old school is the war memorial at the corner of Poplar Hill. From the top of this steep road there are distant views



to the south west. Post war detached houses of various designs and materials, mostly bungalows, are set back from the road to Okeford Fitzpaine. At the bottom of the hill is an attractive terrace of early Victorian cottages of brick, stone and flint, close to the roadside.

The main road continues through the most historic part of the village, bordered by terraced cottages and detached houses close to the road edge. Built of stone, brick and render, mostly with casement windows with many thatched roofs, most of these buildings are Listed and date from the 17th century. The remnant of the village green with the medieval cross also borders the main road. The west side of the road has a small untidy commercial area with a filling station and convenience shop, car repair business and haulage yard at the rear with unattractive industrial buildings of steel, concrete block and asbestos roofs. Adjoining overgrown land has planning permission for 4 new houses.

From this point the buildings are mostly detached and well set apart with extensive green spaces and views between them, providing a far more open aspect. There are a number of older houses of brick and stone, some rendered and several with thatch. Many are Listed Grade 2. These are generally near the roadside while later houses and bungalows are often set back more than 50m creating a more spacious rural feel to this area. There are many large trees in gardens and adjoining land.

Further south where the road levels out, houses are closer to each other and to the road, sometimes separated from it by high brick walls. These confine the road resulting in a more enclosed compact character. The houses at this end of the zone are nearly all two storied and range from 17th century thatched with rendered walls and small casements to early 20th century brick with slate roofs and sash windows.

Although the A357 appears to dominate the village, there are important minor roads and tracks virtually parallel to the main road linked by an extensive network of footpaths which give a much more rural feel.

Church Road, which loops northwards from the village cross and back to the main road opposite the filling station probably defines what was the much larger original village green, surrounded by at least four thatched brick farmhouses. The green is now completely built over with a wide variety of detached houses, including thatch with stone or brick walls, post war brick houses, and recent brick and flint houses. The outside edge of the lane has a Victorian brick built terrace, three 18th century brick and thatch farmhouses, an extensive view over a field gate across Church Field and the river valley to Hambledon Hill, the former 18th century brick built rectory, and a substantial three storey late 19th century brick and tiled Arts and Craft style house with large latticed windows. Some houses are close to the road edge which, with high brick walls and hedges, gives the area an enclosed feeling.

From here the narrow and rural Hine Town Lane leads south to



the lower end of the village. The first part has a cluster of houses, mainly brick, modern and old, on the west, some end on to the lane and all quite close to the edge. There is just one isolated post war house to the east. The lane then runs between traditional hedgerows with open views towards the village on one side and across farmland to the river valley on the other. The lane runs downhill between high hedges and narrow verges and at the bottom of the hill there are more open views to east and west. Around 300m away, parallel to the lane, between the village and river, runs the trailway along the old railway track bed, through a wooded area and then between fields and alongside the recreation ground. At its southern end the lane is bordered on the west by modern housing including 1970's brick bungalows, and 1950's rendered brick terraced and semi-detached houses forming an enclosed quadrangle, and then re-joins the main road.

On the other side of the main road more rural lanes and footpaths form an alternative route from the old village centre to the more modern southern village. In this area are houses in large gardens and small fields and paddocks with many mature trees, providing park-like aspects and tranquillity. On the other (west) side there are more extensive open spaces with stands of oaks and other trees, including the grounds of Shillingstone House (a large late Victorian house which can be glimpsed through the planting), and an arboretum all with the same parkland character. There are just a handful of houses in this area, all set in large grounds.



<i>Overview</i>	<i>Landmark buildings</i>	<i>Locally distinctive features</i>	<i>Negative features</i>
Central historic core character zone	Victorian terraced cottages at Lanchards (01) Holy Rood Church and Church Centre (03) Stone built terrace of thatched cottages at The Cross (08) Maypole Cottage, overlooking village cross and green (09) Clayton Farm House (10) Church House in Church Road (07) Greensleeves, Blandford Road (04) Cobbles, Blandford Road (05) Old Ox, Blandford Road (11)	Mixture of house styles and sizes. Older houses of brick or stone with thatched roofs. Some houses bounded by high brick walls or hedges. Mature trees, green spaces. Network of footpaths. Views over countryside from within the village.	The main road impacts on the many houses opening on to or close to it. Old commercial buildings and untidy Antells' Yard. Signage at petrol station.

South Shillingstone character zone

Approaching the village from the high ground of Gains Cross to the south, the main road has extensive views across the lower part of the village. It then passes through farmland and between high hedges into this end of the village.

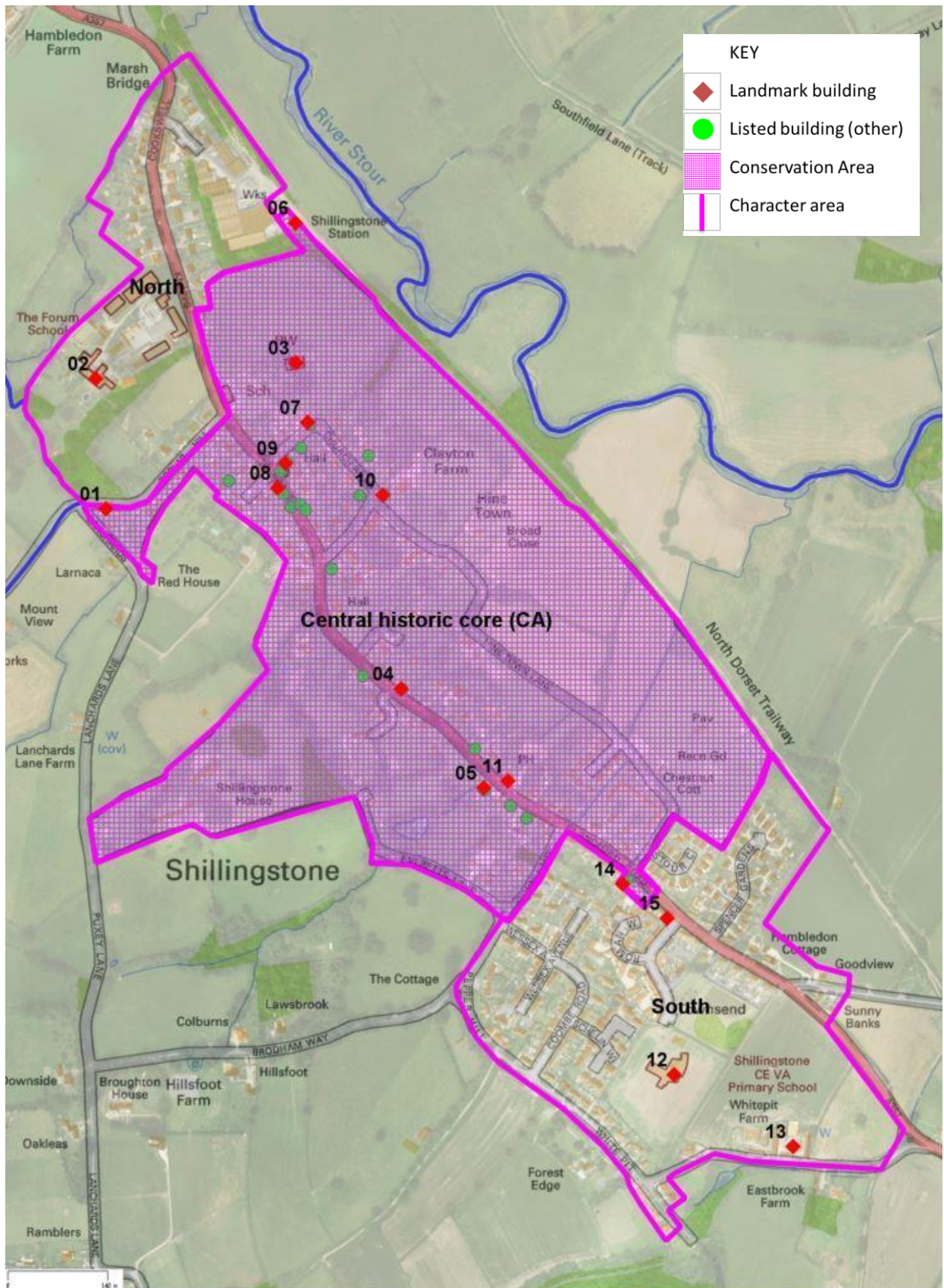
There are several older brick houses (some thatched and Listed) in this zone but the majority of development has taken place since 1950.

The new contemporary village school is on the southern edge of the village. Pebbledash and rendered brick typify the estate of 1950’s/ 1960’s semi-detached houses of Wessex Avenue and Coombe Road. The detached houses of 1980’s Spencer Gardens are of brick with concrete tiled roofs, the detached bungalows of Stour Close are rendered and with similar tiles. The Schelin Way development of the 1970/80’s is also brick and concrete tiles. The more recent development of Roman Way and Augustan Avenue are of various more striking designs and a whole range of materials including thatch, brick, render and timber. Houses are mostly detached with the many 3 storey houses combined with high density lending a rather vertical emphasis at variance to the surroundings and character of the area. The area currently lacks mature trees and open spaces which punctuate the older part of the village.

To the west, Whitepit separates the built environment from the AONB designated farmland with views across farmland to the forested slopes of Okeford and Shillingstone Hills. The east side of this lane is lined mostly with bungalows of various designs and materials dating from the 1960’s to the present day. It continues south past a small group of post war houses to Whitepit Farm Buildings. Although there are large modern farm buildings adjoining, this late Victorian farm yard is surrounded by attractive red brick, slate roofed ranges, (unfortunately recently damaged by fire) and in this narrow hedged lane creates an attractive rural aspect. Nearby are a pair of cottages of similar date and materials and an earlier farmhouse.



<i>Overview</i>	<i>Landmark buildings</i>	<i>Locally distinctive features</i>	<i>Negative features</i>
South Shillingstone character zone	Village school (12) Whitepit Farm Buildings (13) Long Thatch, Blandford Road (14) Corner House, Augustan Avenue (15)	Green spaces and community orchard around school. Whitepit area is more rural in nature, the old farm buildings forming an attractive group	Extensive post war housing with no local character, materials or design features, suburban in nature. Latest development is very high density with no consistency in styles and materials. Overwhelming 3 storey houses inappropriate for location. Few mature trees.



Map 5: Listed and Landmark buildings, Conservation Area and Character Areas

This brief review highlights many of the features and buildings that make Shillingstone what it is today. In taking forward new development, we think it is important that new development respects what makes a place special, reinforcing those aspects that provide its local character, and where possible removing or remedying features that detract from its character. This applies equally to the built form

and the spaces and landscaping in between. Proposals for development should therefore justify how the design responds to the local context, and in particular how the design of proposals have sought to retain or enhance positive features of the area or address some of the negative features identified.

We would encourage developers to engage with the local community before a scheme is fully designed, so that there is a realistic opportunity for comments to be taken on board in the final designs before a planning application is submitted. Understanding local perception of how the place looks and feels is incredibly important, and the descriptions above are a snap-shot in time and there may be other aspects that become more apparent over this Plan's lifetime.

Policy 3. The character and design of new development

All development proposals should contribute positively to Shillingstone's local identity and distinctive character, or (if outside the settlement boundary) be appropriate to a more rural setting.

Development should relate positively to public routes and local green spaces.

The general design should be in harmony with adjoining buildings and the character area as a whole, and where appropriate, remedy any negative features. The scale, mass and positioning of any new buildings should reflect the purpose for which they are proposed, and not overwhelm noted landmark buildings nearby. Design cues should be taken from locally distinctive features noted in the character area or historic core. Materials where practical should be sourced locally, and there should be sufficient richness of detail in their design and materials.

Developments will be expected to incorporate existing mature trees and hedgerows and other landscape features into the layout, and provide sufficient spacing, appropriate to the character of the area.

Important community facilities

There are many activities that take place in the village, using community places and buildings such as the recreation ground, pub and village hall. Without places where these activities can happen, people would have to go much further afield or go without. So this plan protects the community facilities and current venues so that our community can continue to enjoy them over the coming years.

Community facilities rely on generating sufficient income from local people to sustain them. For example, there used to be three public houses in the village, but today there is only one, which in recent years has not been open as much as in the past. With competing facilities in the nearby towns we need to make sure we all support the local facilities we want to retain.

Local residents have also indicated that they would support more facilities – particularly more shops and a post office. There was support for having a local doctor or dental surgery. Not many people felt that more community meeting places or sport facilities were needed.

Under the Community Right to Bid, the Parish Council can nominate community buildings and facilities that are important to local residents as an ‘asset of community value’. Once registered, their sale can be delayed to allow community groups to prepare a bid to buy and run them. The fact that a community asset is listed as an ‘asset of community value’ in itself can be a material planning consideration.

The list of community facilities in the box on the right include those that the Parish Council would be minded to nominate under the Community Right to Bid, if their continued use as a community facility were likely to come under threat. These are also protected under the following policy – which recognises that these facilities may need to adapt over time, to remain fit for purpose for future generations. Map 6 shows their general location.

Most of these facilities are outside the settlement boundary (with the exception of the shop and petrol filling station) and as such have the added protection of being ‘countryside’ where development is more strictly controlled. However some degree of diversification, particularly of a nature directly related to the community use (for example on-site staff or visitor accommodation) may be acceptable where this will enable the community facility to be sustained in the long term. In such cases a planning obligation may need to be secured to ensure that the proposals when built are not severed from the facility to provide a one-off capital gain.

Where there is evidence of deliberate neglect or damage to a community facility that has impacted on its long-term viability, any viability appraisal should be based on evidence from the time such neglect or damage was evident.

Community Facilities

- Allotments
- Church
- Church Centre Hall and Post Office services
- Community orchard
- Play area at Whitepit
- Portman Hall
- Primary School and pre-school
- Public House (The Old Ox Inn)
- Recreation ground and pavilion
- Village shop and petrol filling station



Map 6: Community Facilities

Policy 4. Important community facilities

Community facilities (as listed) are important to local residents and should be retained where possible. Every effort should be made to work with the local community to investigate potential solutions before conceding their loss or reduction on the grounds of viability. Proposals will be supported that allow such facilities to modernise and adapt for future needs, including diversification schemes linked to the long-term operation of that facility as a viable concern.

The provision of a new community facility to meet local needs, such as education, health services, cultural facilities, recreation and sport facilities, will be supported and should be well-located in relation to the main population that it is intended to serve.

Locations for new development

This Plan is about allowing the right sort of development to take place. Our evidence suggests that about 40 new homes over the plan period would be a good amount of development for our area. This would provide a reasonable level of growth similar to that which has happened in the past, but not too much at any one time. This level of housing (about three new homes every year) should help deliver some affordable housing for local people (such as low cost housing for sale), and bring in new people to the village using the community facilities that we all want to keep.

It is difficult to work out how much demand there will be for new business premises. Certainly local residents would support the provision of more light industrial business premises in or near the village. However we cannot force anyone to locate here – and much of the demand for employment premises tends to be focused in the larger towns. So we are not proposing any specific new employment sites, but have highlighted opportunities for live-work or small-scale employment on the larger sites.

In terms of community facilities, although the local community would welcome a GP surgery located in the village, the Whitecliff Group Practice had no plans to set up such a facility at the time this Neighbourhood Plan was written, and it is unlikely that a new small independent partnership will be established. The modern primary school's current capacity is for 105 pupils, and although it has been around 10% below capacity around 2009-2013, last year (2014) it was nearing capacity with 101 pupils on the school roll. The Old Ox pub is looking to expand potentially by developing some holiday accommodation (such as Bed & Breakfast). The village shop is looking to extend (possibly along the southern boundary) so that it can stock a reasonable range of everyday products. The previous chapter deals with both the retention of existing facilities and how proposals for new facilities, or the expansion and possible diversification of existing facilities, will be considered.

Affordable housing for local people

When we talk about affordable homes, what we mean is housing for people with a local connection to the parish who cannot afford open market housing. This includes low cost housing for sale (where the re-sale price is kept below market value through a legal agreement), and rented housing (where the rents are kept at least 20% below unrestricted market rents), shared equity properties (where people buy part and pay rent on part) or social rented housing managed by a housing association.



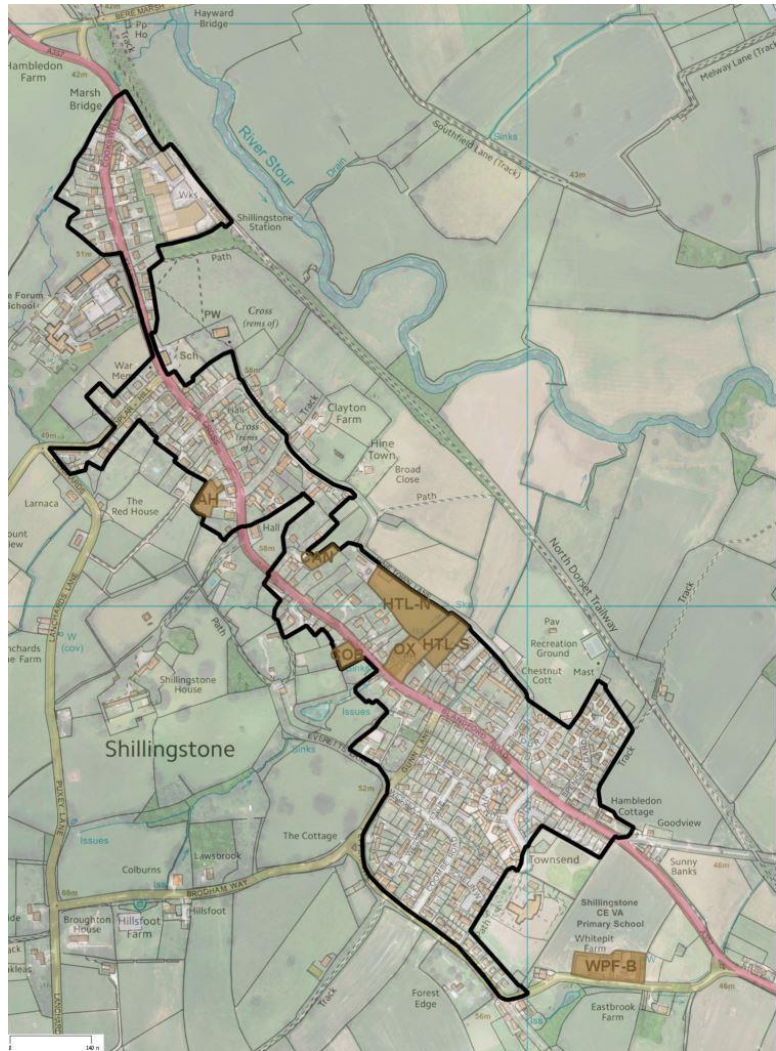
The settlement boundary

We have reviewed the settlement boundary around the village. It is intended to include the main built up area where infill development will be acceptable. We have tried to make sure that, where possible, it is drawn along clear edges (such as lanes and field boundaries) where the main body and built form of the settlement gives way to a more rural character.

Most of the built up area lies between the rural lanes running parallel to the main road (Hine Town Lane and Everetts Lane). The more scattered / loose knit development outside of these limits generally falls outside the boundary.

Inside this settlement boundary is where it makes sense to look for locations for new development, within what people perceive to be the main body of the village. However, just because a site is within this area, does not mean it will automatically be suitable for development. Factors such as flooding, access, overlooking, local character and other issues all play a part in deciding whether a site should be given planning consent.

Local green spaces are specifically protected from development and therefore have been excluded from the settlement boundary. Where community facilities in large grounds lie on the edge, these too are now outside of the settlement boundary, as they are protected under Policy 4 (which does allow development that would support their long-term retention). The Forum School is similarly excluded as, although this is not a local community facility, it is supported through the Local Plan as a school catering for children and young adults with special needs.



Map 7: Settlement Boundary (the black line)

© Crown copyright and database right.
All rights reserved (100050993) 2015

Policy 5. Development within the settlement boundary

In addition to sites specifically identified for possible development, the area within the settlement boundary (as shown on the Policies Map), will be the main area of search for development to meet the need for new homes, businesses or community uses.

Any development will need to be in accordance with all other policies in this Neighbourhood Plan and relevant policies in the adopted local plan, in particular:

- the protection of important local green spaces, and the character of the rural lanes and tracks
- the protection of important wildlife habitats and corridors
- the protection of important sites or features of historic importance, including the surrounding land that forms part of their setting

- the avoidance of areas subject to flooding, or where development would increase flood risk to other properties
- the provision of safe road and pedestrian access routes to the facilities in that settlement, and adequate off-road parking
- protection of the living conditions for people in neighbouring properties, such as adequate daylight, outlook, no undue noise or disturbance. This applies equally to the living conditions of the people occupying any new building
- the design of new development should be sympathetic in character to the local area, and maintain a healthy mix of uses for a thriving rural community. For housing development there are specific policies to ensure a mix of house types and sizes.

There are already some sites within the settlement boundary that have planning consent (as listed below) or are likely to come forward as ‘windfall’ development. These will form part of the housing supply for our area. Those with consent at the time of writing this Neighbourhood Plan were:

- DJM Cookswell: outline consent for up to 9 dwellings (ref 2/2013/1231/PLNG)
- Townend Farm: outline consent for 2 dwellings (ref 2/2014/1008/OUT)
- Westleigh Blandford Road: consent for 4 dwellings (ref 2/2013/1325/PLNG)

Housing types and sizes

The Local Plan sets out the requirement for affordable homes as part of open market housing sites. It also suggests that there should be a mix of house sizes with both small (1 and 2 bedroom) and larger (3 or 4 bedroom) homes. The need for smaller homes are particular relevant to our area, as our evidence suggests that there is little need for 4 bedroom or larger houses.

In determining the mix of types and sizes, a key consideration will be the characteristics of the plot and surrounding area. In taking this into consideration developers should bear in mind that housing developments will be required to provide adequate space for parking (including cycle parking), storage for bins and recyclables, and space for sitting outside, and drying clothes.

There was community support for more individual ‘self build’ schemes and as such this type of development is specifically encouraged.

Policy 6. Housing types and sizes

The size of housing provided on sites should be guided by the characteristics of the plot and surrounding area, and the provision of sufficient storage, parking and outside amenity space. Larger homes (with the equivalent space for four or more bedrooms) are only likely to be accepted where the characteristics of the plot and surrounding area lend themselves to such larger dwellings.

Developers are encouraged to make provision for self build homes.

Possible development sites

Seven locations have been identified where new housing development, potentially including some self-build and live-work units, could take place.

Other infill sites may come forward within the settlement boundary under Policy 5.

Where the sites are large enough, they will also bring forward some affordable housing for local people in line with the policies in the Local Plan (which at the time of writing this Plan would require 40% of the homes to be affordable, if there is an identified need at that time).

The sites are:

Ref	Description	Estimated potential	Size
AH	Antell's Haulage Yard	Possible site for housing or live-work units (estimated up to 6 dwellings in total)	0.2ha
CAN	Land off Candy's Lane	Possible site for 1 dwelling	0.1ha
COB	Land adjoining the Cobbles	Possible site for up to 3 dwellings	0.1ha
HTL-N	Hine Town Lane North of the Old Ox	Possible site for up to 12 new dwellings, including some affordable housing for local people	0.7ha
OX	Land at the Old Ox	Possible site for holiday accommodation (bed and breakfast units and tied managers accommodation) plus up to 3 new dwellings	0.5ha
HTL-S	Hine Town Lane South of the Old Ox	Possible site for up to 3 new dwellings	0.2ha
WPF-B	Whitepit Farm buildings	Possible site for up to 16 new dwellings, including some affordable housing for local people	0.6ha

In order to provide a degree of certainty over the likely development issues that will need to be addressed through the planning application process, each site has its own policy, which should be read in combination with the generic policies in this Neighbourhood Plan and also the Local Plan.

Antell's Haulage Yard (AH)

Site Description

A site within the settlement to the rear of the garage and general stores, that is currently used for vehicle repairs and similar employment uses

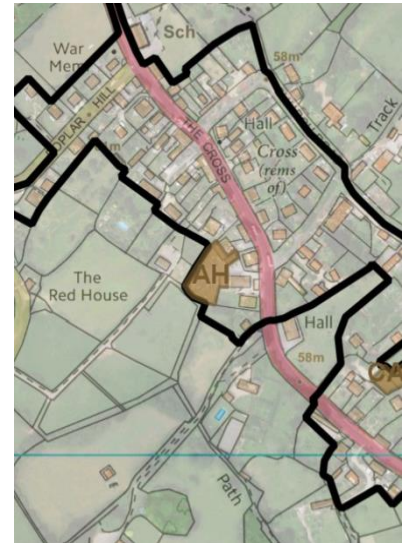
The adjoining site (to the east side) has planning consent for 4 dwellings.

Site Photo/s



Map

© Crown copyright and database right. All rights reserved (100050993) 2015



Possible Issues

Possible contamination from hydrocarbons associated with this use

Impact on garage / shop viability – particularly access / parking / disturbance

Loss of employment provision (although the site is not a defined employment site or noted in the 2007 Employment Land Review carried out by North Dorset District Council)

The site is partially within the Conservation area. Possible archaeological interest (post-medieval orchard)

Policy 7. Antell's Haulage Yard (AH)

Antell's Haulage Yard (as shown on the Policies Map), is proposed for housing and the provision of live-work units would be supported in this location, in view of the previous employment use and juxtaposition with the stores and petrol filling station.

The design and layout will need to be informed by and include any necessary mitigation in relation to contamination from its past uses. Archaeological investigation and recording will be required.

Development should ensure the future viability of the village general stores and petrol filling station. In particular the design and configuration should ensure that there is sufficient customer parking and access to the stores and petrol filling station, including any deliveries, and take into account the likely noise and disturbance such ongoing activities will generate.

Land off Candy’s Lane (CAN)

Site Description

A level site off Candy’s Lane. The southernmost part of this field could be developed without detracting significantly from the rest of this green space linking through to Hine Town Lane.

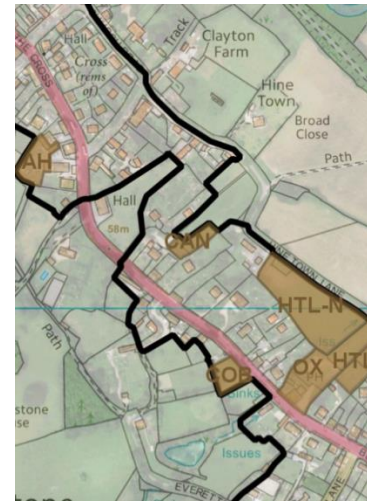
Site Photo/s



Map

© Crown copyright and database right. All rights reserved (100050993) 2015

CAN = site in centre of image



Possible Issues

The site is within the Conservation area.

Candy’s Lane relatively narrow and not suited to more traffic.

Possible archaeological interest (post-medieval orchard)

Policy 8. Land off Candy’s Lane (CAN)

Land off Candy’s Lane (as shown on the Policies Map), is proposed for housing for one new home. The design and layout will need to be sensitive to the character of the Conservation Area including the rural nature of Candy’s Lane. Archaeological investigation and recording will be required.

Land adjoining the Cobbles (COB)

Site Description

A site on relatively flat ground within the curtilage of Cobbles, which currently forms part of a rural gap in the street scene. It includes some modest single storey outbuildings accessed by a new drive.

Site Photo/s



Map

© Crown copyright and database right. All rights reserved (100050993) 2015

COB = site in centre of image



Possible Issues

The site is within the grounds of Cobbles, a Grade II Listed Building, and also within the Conservation area.

Possible archaeological interest (post-medieval orchard)

Policy 9. Land adjoining the Cobbles (COB)

Land adjoining the Cobbles (as shown on the Policies Map), is proposed for housing and should deliver up to 3 new homes.

The design and layout will need to be sensitive to the character of the Conservation Area and setting of the Listed Building. Archaeological investigation and recording will be required. The design should consider the future of the current outbuildings as part of the scheme, potentially as garaging / ancillary storage.

Hine Town Lane North of the Old Ox (HTL-N)

Site Description

The site is a field off Hine Town Lane (which runs along its north-east side). It backs onto existing houses accessed off the main Blandford Road to the west and south.

The site slopes gently down to the south east, and is bounded by hedgerows with occasional mature trees.

Possible Issues

The site is in the Conservation Area. The rural character of Hine Town Lane is important and should not be upgraded or otherwise urbanised.

Possible archaeological interest (post-medieval orchard)

Possible surface water run-off / flood risk

Site Photo/s



Map

© Crown copyright and database right. All rights reserved (100050993) 2015

HTL-N = site in high centre of image



Policy 10. Hine Town Lane North of the Old Ox (HTL-N)

Land off Hine Town Lane North of the Old Ox (as shown on the Policies Map), is proposed for housing and should deliver up to 12 new homes, including some affordable housing to meet local needs.

The scale, design and layout will need to be sensitive to the character of the Conservation Area including the rural nature of Hine Town Lane. The main focus of built development should be on the lower ground towards the southern end of the site. The hedgerow boundary along Hine Town Lane should not be reduced or breached and development should be set well back from this edge and secure its long-term maintenance. An appropriate vehicular access would be from the main Blandford Road.

A flood risk assessment will be required due to the possible risk of surface water flooding in the locality, and may influence the scale and layout of the scheme. Archaeological investigation and recording will also be required.

Land at the Old Ox (OX)

Site Description

The Old Ox Inn is the last remaining public house in the village and a valued community asset. It has extensive grounds to the rear extending up to Hine Town Lane, providing a green link visible from the main road to the wider countryside.

Site Photo/s



Map

© Crown copyright and database right. All rights reserved (100050993) 2015

OX = site in centre between the two HTL sites



Possible Issues

Conservation area – design will need to be sensitive to the local character of this area and the transition between village and countryside.



Retention of a green link / vista from the main road to the open countryside through the site is desirable in this context.

The rural character of Hine Town Lane is important and should not be upgraded or otherwise urbanised. There may be an opportunity to reinstate the hedgerow along this boundary.

Possible archaeological interest (post-medieval orchard)

Policy 11. Land at the Old Ox (OX)

Land to the rear of the Old Ox (as shown on the Policies Map), is proposed for holiday accommodation (such as bed and breakfast) and associated managers accommodation, to be tied to the pub to secure its long term viability. Up to 3 additional homes may be built as part of a comprehensive plan for the site.

The design and layout will need to be sensitive to the character of the Conservation Area including the preservation of a green corridor linking from the main road to Hine Town Lane, to provide both a visual link and public footpath through the site.

The hedgerow and mature trees on the site boundaries with the countryside should be retained to soften the urbanising impact of development on this rural edge. The hedgerow boundary along Hine Town Lane should be reinstated. An appropriate vehicular access would be from the main Blandford Road.

Archaeological investigation and recording will be required.

Hine Town Lane South of the Old Ox (HTL-S)

Site Description

The site is a small paddock between Honeysuckle Gardens and the rear access to the Old Ox public house. It is relatively level and well enclosed by hedgerows and trees.

Site Photo/s



Map

© Crown copyright and database right. All rights reserved (100050993) 2015

HTL-S = site in centre-right side



Possible Issues

The garden depth of existing properties in Honeysuckle Gardens is just over 5m in places, and therefore buildings too close to this edge or too massive may appear overbearing and impact on the privacy of existing occupants.



The site is in the Conservation Area. The rural character of Hine Town Lane is important and should not be upgraded or otherwise urbanised.

Possible archaeological interest (post-medieval orchard)

Possible surface water run-off / flood risk

Policy 12. Hine Town Lane South of the Old Ox (HTL-S)

Land off Hine Town Lane South of the Old Ox (as shown on the Policies Map), is proposed for housing and should deliver up to 3 new homes, with rear gardens backing onto the existing houses off Honeysuckle Gardens. The gardens should be of sufficient depth and the dwellings designed to ensure adequate privacy and avoid being overbearing to the adjoining properties in Honeysuckle Gardens.

Due to the need to safeguard the rural character of Hine Town Lane access should be from the existing gate and the hedgerow boundary along Hine Town Lane should not otherwise be breached. The mature trees along the boundary with the rear access to the Old Ox should be retained if feasible, with the design provide a positive edge to the adjoining local green space.

A flood risk assessment will be required due to the possible risk of surface water flooding in the locality, and may influence the scale and layout of the scheme. Archaeological investigation and recording will also be required.

Whitepit Farm buildings (WPF-B)

Site Description

The site is part of Dorset County Farm’s estate, with many of the older buildings in a poor state of repair due to fire damage. However most of the older buildings are structurally sound and would lend themselves to conversion.

The more modern farm buildings are of no architectural merit.

Site Photo/s



Map

© Crown copyright and database right.
All rights reserved (100050993) 2015



Possible Issues

The site lies on the edge of the Dorset AONB and is slightly separate from the main built up areas of the village, with no easy pedestrian access.

The rural character of Whitepit Lane is important and should not be upgraded or otherwise urbanised.

Some of the buildings remain in agricultural use and are not redundant. However the repair and restoration of the older farm buildings is unlikely to be funded from potential rents.

Policy 13. Whitepit Farm buildings (WPF-B)

Land at Whitepit Farm buildings (as shown on the Policies Map), is proposed for housing and may include some small-scale employment or live-work units, to deliver up to 16 new homes, including some affordable housing to meet local needs.

The development should primarily be through the sympathetic conversion and re-use of the older farm buildings, and the removal of the more utilitarian modern farm buildings. Additional new buildings may be incorporated provided this will benefit the site layout and mix of uses.

The design of any new buildings, extensions and alterations should be in keeping with the character of the older farm buildings, particularly in terms of scale, external openings, materials and detailing.

Sufficient parking provision (including visitor parking) should be provided on-site, and incorporate hard and soft landscaping to ensure it does not dominate the character of the internal courtyards.

The rural character of Whitepit Lane should be retained. The provision of improved pedestrian access to the school and the rest of the village will need to be secured.

Policies Map

- KEY**
-  Settlement boundary
 -  Potential site
 -  Community facility
 -  Rural lane / track
 -  Local green space
 -  Character area
 -  Landmark building
 -  Plan boundary

